

LAKESIDE COMMUNITY COUNCIL MEETING MINUTES - SEPT 2010

28 Sept 2010

Attendance:

- Council Members Attending: Brent Hall, Keith Brown, Mike Wilson, Rex Boller
- Council members not in attendance: Barb Miller, David Fetveit, Gene Shellerud
- Public: Diane Jenks, Martha Thomson, John K Thomson, Arla Rosso, Jean Barrangan, Barbara Hall, Carol Pardini, Sandra Lindstrom, John Ruch, Earl Colton, Tim Twamley, Jasmine Linabary (West Shore News), Andrew Hagemer (FCPZO), Greg Schoh, Susan Handy (Note from Mike Wilson: "Jack" Signed in on the sign in sheet as John K. Thomson (no "p").)

1. Meeting called to order at 7:02pm at the Lakeside Water and Sewer Department.
2. Sign in sheet passed to attendees.
3. Motion passed unanimously to approve the meeting agenda
4. Brent motioned, Rex seconded and motion passed unanimously to approve meeting minutes for 31 August 2010
5. Lakeside Blvd R-2 zoning application
 - a. Andrew Hagemer (FCPZO) presented the staff report for the "R-2 Lakeside Boulevard North Zoning District" application which was submitted to the County.
 - b. Andrew explained the zoning approval process/steps: Staff Report, Community Council recommendation, Planning Board recommendation and County Commissioner Decision. He also explained the purpose of zoning is to protect public health and safety and that zoning also helps with future planning because it defines an area's "capacity"
 - c. Public Comment:
 - 1) Susan Handy ask how much existing vacant land was in the proposed zoning and how much more dense it could become under R-2. Andrew stated there was the possibility of 44 more homes.
 - 2) Tim Twamley thought a lot of the signers on the petition in support of the zoning were misled because of the "threat" of condos being built in the area. He thinks the number of signers on the petition may change if it was presented again. Tim stated he did not disagree that something could be done (with respect to zoning) but did not think R-2 is the "right fit" for the area.
 - 3) John Ruch stated support for R-2 zoning and believes it will protect property values. He also opposes "funneling" or the use of a lakefront property for access of several other non-lakefront properties.
 - 4) John Thomson ask if R-1 had been considered. Greg Schoh said the applicants considered R-1, however, most existing properties would be out of compliance so they went with R-2.
 - 5) Jean Barragan stated her concerns that R-2 zoning would not allow her family to carry out their long standing plans for a "family development" on the three adjacent lots they own. Jean requested it be recorded that her family has had long term plans to build a two family

residence with a common wall on two adjacent properties that would not be allowed under R-2 without a variance. She noted that there are similar existing structures in the area that would be grandfathered in if the R-2 zoning took effect.

6) John Thomson said if there was zoning in the area right now they might not be having some of the problems they are having right now. He said zoning is good because then people "know what they are getting in to".

7) John Ruch said gaining a variance might be an inconvenience but it is not as bad as someone building something next to you that decreases your property value.

8) Rex asked about existing rentals in the area and Andrew recommended if they wanted to be grandfathered then to make sure you have good records (i.e. tax documents) showing the existing use.

d. Council Discussion: Rex and Brent brought up the fact that they both live in the proposed zoning area. Mike and Keith agreed there was not a conflict and that Rex and Brent should participate in the vote to recommend approval/disapproval of the proposed zoning to the Planning Board.

e. Brent motioned and Keith seconded to recommend approval of the R-2 zoning to the Planning Board as written in the application and staff report. Motion passed unanimously (4-0)

6. Guest Presentations or reports: None

7. Sub-committee reports

a. Keith read a report from Barb Miller on the status of the Lakeside Trails Committee (dated 9/28/2010)

b. Keith read a letter from the Flathead Co. Planning and Zoning Office summarizing the results of the 15 Sept Planning Board meeting concerning the Lakeside Neighborhood Plan.

8. Procedural discussions or items: none

9. Public Comment: Arla Rosso from the Blacktail Mountain Ski Area presented the ski area's concerns about losing their sign and reader board along the highway due to the relocation of their office and the construction of Volunteer Park. Arla said a sign and board with exposure to the highway is important to their business as well as the community since they are a large local employer. However, since their new office location is not on the highway it would require an off premises sign. Andrew said he will look in to possible options and get back with the Community Council and Blacktail Mountain Ski Area.

10. Meeting adjourned at 8:35pm